

# MILWAUKIE DESIGN AND LANDMARKS COMMITTEE MEETING AGENDA

**Monday, February 7, 2005**  
**MILWAUKIE CITY HALL**  
**10722 SE MAIN STREET**  
**CONFERENCE ROOM**  
**6:30 PM**

		<b>ACTION REQUIRED</b>
<b>1.0</b>	<b>Call to Order</b>	
<b>2.0</b>	<b>Procedural Matters</b> Election of Vice Chair	
<b>3.0</b>	<b>Design and Landmarks Commission Minutes</b>	<b>Motion Needed</b>
3.1	None.	
<b>4.0</b>	<b>Information Items – City Council Minutes</b> City Council Minutes can be found on the City web site at: <a href="http://www.cityofmilwaukie.org">www.cityofmilwaukie.org</a>	<b>Information Only</b>
<b>5.0</b>	<b>Public Comment</b> This is an opportunity for the public to comment on any item not on the agenda	
<b>6.0</b>	<b>Public Hearings</b>	<b>Discussion and Motion Needed For These Items</b>
6.1	Type of Hearing: Recommendation Hearing Applicant: Chris Eberle Owner: Ms. Brittany Chambers Location: 9717 SE Cambridge Lane Proposal: The applicant is proposing to demolish the existing 3-stall garage and construct a 4,200 square foot addition to the existing home. File Numbers: HR-04-03 and HIE-04-01 NDA: Historic Milwaukie Staff Person: Lindsey Nesbitt	
<b>7.0</b>	<b>Worksession Items</b> None	
<b>8.0</b>	<b>Discussion Items</b> This is an opportunity for comment or discussion by the Design and Landmarks Commission for items not on the agenda.	<b>Review and Decision</b>
<b>9.0</b>	<b>Old Business</b>	
9.1		
<b>10.0</b>	<b>Other Business/Updates</b>	
10.1	Matters from the Planning Director	<b>Information Only</b>
<b>11.0</b>	<b>Next Meeting:</b>	
11.1		
	The above items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.	

**Forecast for Future Meetings:**

**THE MILWAUKIE DESIGN AND LANDMARKS COMMISSION WELCOMES YOUR INTEREST IN  
THESE AGENDA ITEMS. FEEL FREE TO COME AND GO AS YOU PLEASE.**

## Public Hearing Procedure

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** The staff report is followed by any verbal or written correspondence that has been received since the Commission was presented with its packets.
3. **APPLICANT'S PRESENTATION.** We will then have the applicant make a presentation, followed by:
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **COMMENTS OR QUESTIONS.** Comments or questions from interested persons who are neither in favor of, nor opposed to, the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** We will then take testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** When you testify, we will ask you to come to the front podium and give your name and address for the recorded minutes. Please remain at the podium until the Chairperson has asked if there are any questions for you from the Commissioners.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all testimony, we will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. We will then enter into deliberation among the Commissioners. From this point in the hearing we will not receive any additional testimony from the audience, but we may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION/ACTION.** It is our intention to make a decision this evening on each issue before us. Decisions of the Design and Landmarks Commission may be appealed to the City Council. If you desire to appeal a decision, please contact the Planning Department during normal office hours for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** The Design and Landmarks Commission may, if requested by any party, allow a continuance or leave the record open for the presentation of additional evidence, testimony or argument. Any such continuance or extension requested by the applicant shall result in an extension of the 120-day time period for making a decision.

**The Design and Landmarks Commission's decision on these matters may be subject to further review or may be appealed to the City Council. For further information, contact the Milwaukie Planning Department office at 786-7600.**

### **Milwaukie Design and Landmarks Commission:**

Patty Wisner, Chair  
Randall Welch  
Nancy Jamieson  
Barbara Cartmill

### **Planning Department Staff:**

John Gessner, Planning Director  
Lindsey Nesbitt, Associate Planner  
Keith Johns, Associate Planner  
Jeanne Garst, Office Supervisor  
Marcia Hamley, Office Assistant  
Shirley Richardson, Hearings Reporter



**To: Design and Landmarks Committee**

**Through: John Gessner, Planning Director**

**From: Lindsey Nesbitt, Associate Planner**

**Date: February 7, 2005**

**File: HR-04-03 and HIE-04-01**

**Applicant: Chris Eberle for Ms. Brittany Chambers**

**Site Address: 9717 SE Cambridge Lane**

**NDA: Historic Milwaukie**

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### **Action Requested**

**Forward a recommendation of approval onto the Planning Commission authorizing renovations and improvements to a historical structure that include demolition of a three-stall garage and construction of 4,200 square foot addition.**

### **Key Issues**

1. The applicant is proposing to demolish the existing 3-stall garage and construct a 4,200 square foot addition to the existing home. The home is listed as a significant property in Appendix 1 Historic Resource Property list of the Milwaukie Comprehensive Plan. The property is historically ranked for its Tudor architectural style and for its association with Clarence Francis who formed the first Ford Dealership in Portland.
2. Additions and demolitions of historically ranked properties are subject to Design and Landmarks Committee (DLC) review.
3. Staff recommends the Committee forward a recommendation of approval onto the Planning Commission. The Planning Commission will make a decision on the application on Tuesday February 8, 2005.

### **Background Information/ Site Characteristics**

The applicant is in the process of restoring the home located at 9717 SE Cambridge Lane and is requesting approval to make alterations and construct an addition to the home. The proposed addition will be a 4,200 square foot 2 story

addition to an existing 6,000 square foot home. The proposal includes the demolition of a 3-stall garage and the construction of a new 1,051 square foot garage. The new addition will include a ground floor master bedroom, den utility area and garage. The second level addition will include 3 bedrooms and a bathroom. The property is located on the west side of Cambridge Lane at the corner of Waverly Drive across from the Waverly Country Club. The site is zoned Residential R-10.



The property is listed as a significant historical property because the residence was designed by a prominent Portland architect, Richard Sundeleaf in 1938. The house is also significant for its fine example of Tudor Style home and for its association with Clarence E. Francis. Mr. Francis was an Oregon native who in 1909 formed the Francis Motor Car Company; the first used car dealership in Oregon and was the first Ford dealership in Portland.

### **Analysis of Key Issues**

1. Approval of a permit to alter a landmark property in the Historic Preservation Overlay district shall be based upon finding the proposal is consistent with the following criteria:
  - a. Retention of original construction.

Applicant: The existing house will remain and be restored except for the attached three-car garage, which will be demolished. A new garage that closely replicates the architectural features of the existing garage will be constructed as part of the new addition. Brick and materials from the garage will be used for the restoration of the existing house.

*Staff: Staff is concerned about the demolition of the existing garage, because the property is a historically ranked property and once demolished, the garage even if rebuilt will never match the original structure. However, one of the major reasons contributing to the historical status of the property is it's association with Clarence Francis founder of Oregon's first used car dealership. Staff believes the new garage will closely match or replicate the existing garage by incorporating architectural features such as windows, brick, and the steep roof pitch. The applicant is proposing to re-use the bricks from the demolished garage for restoration of the existing house, which will help to ensure preservation measures that are compatible with the existing exterior of the residence.*

b. Existing building heights should be maintained.

Applicant: Building height of the existing building will not be altered. The new roofline will replicate the original steep 14/12-roof pitch and will not exceed the roof height of the existing structure.

*Staff: The site plans and drawings demonstrate that the existing building height will be retained.*

c. The scale and proportion of the building addition shall be visually compatible with traditional architectural character of the historic building.

Applicant: The relationship of window and door openings to walls, bay windows, dormers, and chimneys are all used in a way consistent with the scale and proportions of the existing house (See Attachment 4 Drawings).

*Staff: Staff believes the proposed addition will be visually compatible with the architectural character of the existing historical building.*

d. Window replacements shall match the visual qualities of original windows as closely as possible.

Applicant: The windows will match the original windows. Windows in the addition will be custom built to match the existing windows in style, lite division and size.

*Staff: Staff believes the new windows will be similar to existing windows as shown in Attachment 4 Drawings.*

- e. New additions shall be done in such a way so that if additions were to be removed, the essential form and integrity of the original building could be restored.

Applicant: The addition will be constructed as an “add on” to the existing main body of the house. The addition could be removed in the future, but to fully restore the house to it’s original condition would require rebuilding the garage, making removal of the addition unlikely.

*Staff: Staff is concerned about the demolition of the garage because it prevents the house from being able to be restored to its original preexisting condition. However, the applicant has indicated that the addition can be removed and the house can be restored to its original condition, except for the garage. The garage would have to be reconstructed. The applicant has indicated that removal of the addition is unlikely.*

- f. Signs, lighting, and other appurtenances shall be visually comparable with the existing structure.

Applicant: Lighting will involve residential porch and landscape lighting. Exterior walls, fences, and landscaping will be designed to match the architectural materials and character of the house.

*Staff: Materials submitted with the application demonstrate that the few proposed (lighting) exterior features will be visually comparable with the existing structure.*

- g. Buildings shall be recognized as products of their own time. Alterations that have no historical basis or which seek to create an earlier appearance shall be avoided.

Applicant: The design of the addition continues the Tudor Revival style of the house, as well as continues the features, design motifs, and forms that were distinct to the original architect. The proposed design is of the period.

*Staff: Staff believes the proposed addition will not create an earlier appearance or be inconsistent with the appearance of the existing historical structure.*

- h. Distinctive stylistic features such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a building shall be maintained or restored as far as us practicable.

Applicant: The distinct architectural features of the house such as the large brick chimney, bay windows, leaded glass windows, half timbered and stucco walls, rustic brickwork, and carved wood and stone panels will be preserved. The proposed addition shows the relocation of the smallest of three main chimneys, which will be rebuilt to its original design.

Staff: *Staff believes the criteria are met. See Attachment 4 Drawings.*

- i. Whenever possible, deteriorated architectural features shall be repaired rather than replace.

Applicant: The proposed alterations and addition use materials, colors, details and techniques that replicate those of the existing structure to the greatest extent possible. Mortar samples have been sent for lab testing to determine the mortar composition so that it can be matched. Bricks will be salvaged from the existing garage and will be used in critical locations of the restoration and alteration. New brick will be matched to the extent possible. The roof will be wood shingle as was the original roof, replacing a more recent heavy wood shake.

Staff: *The applicant is proposing alterations to the home. Brick from the garage will be reused on the existing structure and on the addition.*

- j. An appropriate buffer or screen as provided under section 414 may be required when a new commercial or industrial improvement is proposed.

Applicant: This criteria does not apply to this request as it is for a single-family residence. Significant landscaping exists at the southern edge of the property providing a buffer of the addition from the nearest neighbor to the south.

Staff: *Not applicable.*

## **Conclusion**

Staff recommends the Committee recommend approval the application for the following reasons:

1. Staff believes the applicant has demonstrated compliance with the Historic Preservation criteria.
2. The applicant is proposing to take measures to ensure compatibility and consistency with the existing structure including:
  - a. Reusing brick from the demolished garage.

- b. Lab testing mortar samples.
  - c. New brick will match existing brick walls.
  - d. Existing rooflines and steep pitches will be used on the new addition.
  - e. Windows will be custom built to match existing windows.
3. Staff believes the applicant has demonstrated compliance with the Residential R-10 zoning criteria.

### **Code Authority and Decision Making Process**

Milwaukie Zoning Ordinance Sections:

- 1. 19.301 – Residential R-10
- 2. 19.323 – Historic Resource Overlay

### **Comments**

The property is located within the Historic Milwaukie Neighborhood District Association (NDA). A request for comments was sent to the Historic Milwaukie NDA on December 28, 2004. The Historic Milwaukie NDA did not provide comments on these applications.

### **Attachments**

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| Attachment 1 | Findings in Support of Approval                |
| Attachment 2 | Applicant's Narrative, Drawings, and Site Plan |



## Attachment 1

### **Recommended Findings in Support of Approval**

1. The applicant is proposing to demolish the existing 3-stall garage and construct a 4,200 square foot addition to the existing home. The home is listed as a significant property in Appendix 1 Historic Resource Property list of the Milwaukie Comprehensive Plan.
2. Applications HR-04-03 and HIE-04-01 have been processed and public notice has been provided in accordance with requirements of Milwaukie Municipal Code Section 19.1011.3 – Minor Quasi-Judicial Review.
3. The Design and Landmarks Committee reviewed the proposal at a February 7, 2005 hearing and forwarded a recommendation of approval onto the Planning Commission. The DLC recommended approval for the following reasons:
  - a. The applicant has demonstrated compliance with the historic preservation criteria.
  - b. The applicant will implement the measures to ensure compatibility and consistency with the existing structure such as reusing brick from the demolished garage, incorporating the steep rooflines, and custom ordering windows.
  - c. The applicant has demonstrated compliance with development requirements of the underlying zone.
4. 19.301 – Residential R-10 as conditioned, the application is consistent with MMC Section 19.301.3 – Development Standards.
5. The property is listed in the Comprehensive Plan Appendix 1 as a significant historical resource. According to the historic resource inventory, the property was ranked as a significant property because of its Tudor architectural style and for its association with Clarence Francis who formed the first Ford Dealership in Portland.

# **PLEASE NOTE:**

EXTRA-LARGE ATTACHMENTS  
FOR THIS REPORT  
AVAILABLE FOR VIEWING  
ONLY AT:

CITY OF MILWAUKIE  
PLANNING DEPARTMENT  
6101 SE JOHNSON CREEK BLVD